

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES

Date: September 29, 2011

Meeting No.: 136

Project: O'Donnell Heights Phase I - Architecture/New Construction

Phase: Schematic

Location: Boston/ Gusryan/ Cardiff Streets /St Stanislaus Cemetery- East Baltimore

PRESENTATION:

Lembit Jogi of Baltimore Housing introduced the project as the 15 acre Phase I of an ultimately larger project. Although some final site plan issues were discussed the primary focus of this presentation was the proposed architectural treatment. Magda Westerhout of Marks Thomas Architects reviewed the latest design proposal. Changes to the site plan since the last presentation included reorienting some houses and creating certain one-way streets to avoid undesirable looping of service and parking streets. Typical elements and materials of the architecture included; porch front houses, variety in color and roof form, combination of brick and hardy board, and asphalt roof shingles.

RECOMMENDATIONS OF THE PANEL:

Members of the panel commented as follows:

1. To suggest more detail regarding landscape design applications for specific areas at the next presentation including fences, trash and mail collection facilities, storm water areas etc.
2. To reconsider more consistency and simplicity in the architecture with attention to details of how differing materials meet and are resolved.
3. To voice concern about the overhead utility lines on Boston Street and to question whether trees and landscaped edges are compatible with this element.
4. To consider alternatives to the small square closet windows used on some of the homes and seek a more harmonious proportion consistent with the typical window forms.
5. To question, on a specific application, the relationship of projecting bays and porch roofs.
6. To consider more contrast in the two brick colors proposed and to consider accentuating the base of the houses where grades expose retaining walls.

Toward the end of the presentation, a representative of the tenants' council made additional comments regarding their continuing concerns relative to this Phase I.

PANEL ACTION:

Schematic approval with above comments.

Attending:

Andrew Vincent, Mary Claire Davis – GBAHC

Allison Lepelletier – ZA+D Architecture

Magda Westerhout – Marks Thomas Architects

Courtney Galiber, Tim Madden – MRA

Michelle Holmes, Rosella Queen – ODH Tenant council

Gregory Countess, Tabinda Riaz – Legal Aid

Lembit Jogi, Daibeth Saunders – HABC/HCD

Terrance Hancock – BDC

Ms. Eig; Messrs. Bowden, Ramberg, Britt and Cameron – Panel

Gary Cole, Wolde Ararsa, Anthony Cataldo, Bob Quilter - Planning